

Mr. Behn and Mr. Edinberg,

Thank you very much for your clarifying questions regarding Habitat's proposal to develop an affordable home at 3 Baylor Avenue, Westborough. We hope that you find the clarifications below and adjusted attachments in alignment with the Town's and the Housing Trust's goals for this property.

- 1) House Layout Option 2 (Appendix F-3 and F-4) can be built with slab-on-grade. This design would have frost walls and a slab with no basement or crawlspace.
 - a. Budget impact: Decreased foundation costs will be offset by increased excavation costs for infill after frost walls are installed, resulting in no net impact on total project cost beyond the overall project cost reduction of \$125,000.
 - b. Schedule impact: Reduce total construction time by 3 months.
- 2) Based on feedback from previous experience with this layout on slab, Habitat would recommend installing supplemental electric baseboard heat to decrease discomfort from cold seeping from the floor during the winter months. Primary heat would still be supplied from the mini-split system.
 - a. Budget impact: Net impact of this change would be a project cost increase of approximately \$2,000.
 - b. Schedule impact: No significant net impact on schedule.
- 3) The buyer will purchase the home via a 30-year mortgage at a low interest rate, with support from Habitat to secure the funding. The sale price of the home will be determined after the family is selected and will be calculated to be no more than 30% of the applicant's income inclusive of principal, interest, taxes, and insurance. The average sale price of Habitat's homes are between \$125,000 - \$150,000. Habitat proactively fundraises to offset the development costs of the project. I have updated the Sources and Uses to reflect an estimated home sale price of \$134,000. We request that the Trust commit 35% of the total project cost for the development of this unit.
- 4) The solar array is estimated to cost \$30,000 and the battery system is estimated to cost \$10,000. The reduction in Trust subsidy without the battery system would be \$3,500. The reduction without solar system or battery would be \$14,000.
- 5) Habitat will work with partners to secure donations and grants. Help from the Housing Trust would be appreciated, but is not required.
- 6) The total sweat equity hours required from the prospective homeowner is 300. Of that, up to 90 hours may be contributed by family and friends.
- 7) Habitat's typical builds include up to 1,000 volunteers for a total of approximately 5,000-6,000 volunteer hours.
- 8) The existing septic tank will not be used. Based on feedback from the Building Dept, it will either be filled and left in place or excavated and removed. It is estimated that the existing budget will be sufficient for this work.
- 9) Habitat builds energy efficient houses that meet the stretch energy code.

- 10) Despite contingencies due to unexpected circumstances, it is not Habitat's intention to request additional subsidy from the Trust. In an extreme case of unexpected expenses, additional support may be requested, but would not be required.

3 Bayor Ave Draft Budget - Appendix E-1

			Projected Cost
ITEM:	SUB ITEM:	DESCRIPTION:	
100	Soft Costs Total:		\$ 22,966
200	Architect & Engineering Costs Total:		\$ 3,264
300	General Conditions Costs Total:		\$ 13,104
400	Dirt Work and Excavation Cost Total:		\$ 61,091
500	Demolition Cost Total:		\$ 35,000
600	Foundation Cost Total:		\$ 16,812
700	Framing Cost Total:		\$ 27,980
800	Exterior Costs Total:		\$ 31,750
900	Insulation Costs Total:		\$ 3,650
1000	Interior Finishes Cost Total:		\$ 12,500
1100	Millwork & Trim Cost Total:		\$ 9,945
1200	Electrical Cost Total:		\$ 10,982
1300	Plumbing Cost Total:		\$ 6,156
1400	HVAC Cost Total:		\$ 18,420
1500	Renewable Energy Cost Total:		\$ 49,665
1600	Landscaping Cost Total:		\$ 4,600
1700	Appliances Total:		\$ 4,000

		TOTAL COSTS
TOTAL Funds Needed:		\$ 331,885
Construction Supervision:		\$ 60,000
10% Overhead:		\$ 33,189
5% Contingency		\$ 16,594
Total Final Costs:		\$ 441,668

ITEM:	SUB ITEM:	DESCRIPTION:	
1800	Optional Features		
	1801	Net Zero (+) windows/doors	\$ 9,738
	1802	Net Zero (+) Insulation package	\$ 24,000
1800	Optional Features Total:		\$ 33,738

3 Baylor Avenue - Appendix E-2

Sources		
Gifts in Kind - estimated	\$	48,590
Foundations, Corporate Donations	\$	64,100
Individuals	\$	39,387
Home sale	\$	135,000
Westborough Housing Trust Subsidy	\$	154,591
Total Sources		\$441,668

Uses		
Construction - Hard & Soft	\$	273,499
Demolition/Abatement	\$	35,000
Solar and Battery Backup	\$	40,000
Construction Supervision	\$	60,000
Overhead Allocation 10%	\$	33,189
Total Uses	\$	441,688 (See Budget)

3 Baylor Avenue – Appendix J

Draft Project Schedule

<i>Task Name</i>	<i>Start</i>
Deadline for proposal submission	June 9, 2023
Submission of site eligibility to DHCD	October 2023
Demo existing building	October 2023
Issuance of Building Permit	November 2023
Winter Conditions/Excavation	November 2023 – March 2024
Approval of site eligibility from DHCD	January 2024
Groundbreaking	March 2024
Resident Selection	March 2024
Construction Period (12 months)	April 2024
Certificate of Occupancy	April 2025
Closing	May 2025